


<p>City of Troy, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">February 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning, and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the City of Troy, New York, as a Brownfields Assessment Demonstration Pilot. The pilot funding of \$200,000 will be used to assess key sites for future revitalization. EPA also awarded the City \$50,000 for greenspace assessment and redevelopment activities.

Troy, a waterfront industrial city of 54,269 residents, has had its population steadily decline since the 1950's. Vacant and underutilized properties comprise over half of the land in the proposed target area of South Troy. Several sites in the 250-acre Pilot area are known to be contaminated, and the threat of contamination has limited the redevelopment potential for all of South Troy.

The City is leading an initiative to return South Troy industrial properties to productive use. This effort, called the South Troy Working Waterfront Revitalization Plan (LWRP), is working to redevelop South Troy in a manner that will improve the quality of life for its residents and contribute to the economic viability of the region. Efforts will include site assessments, remediation planning, investigation of legal and ownership strategies to facilitate site clean-up and redevelopment, creation of planning marketing tools, and an extensive public involvement effort. Pilot funds will be used to assist in this effort.

The City's redevelopment strategy will add over 2,000 new jobs, over one million square feet of new commercial space, and over 50 acres of waterfront greenspace. The U.S. Department of Housing and Urban Development (HUD) is supporting redevelopment through \$8 million of Brownfields Economic Development Initiative and Community Development Block Grant funds. The City has also received \$3.4 million in funds from TEA-21, TCSP and New York State (NYS) Department of State. They have begun to develop the necessary public-private partnerships for a long-term sustainable brownfields program.

II. Brownfields Pilot Progress

Implementation Strategy

The City's assessment efforts in South Troy under the Pilot are an integral part of the City's overall redevelopment plan. The City's preferred land use plan calls for three waterfront districts, one of which is the South Troy Area. This approach will resolve land use conflicts between the residential neighborhoods and the waterfront employment uses, provide existing industrial users with suitable sites to consolidate and modernize operations, and provide significant acreage for redevelopment that includes greenspace and buffer zones.

The Pilot will perform site assessments, develop cleanup plans, and perform community outreach. The City intends to form a Brownfield Task Force that will include considerable neighborhood involvement and will emphasize environmental justice issues. The City plans to conduct Phase I and Phase II assessments, although the City already has conducted some preliminary assessments at sites within the LWRP prior to receipt of Pilot funding. Based on site assessments, remediation plans will be prepared for the high priority sites. All site data will be developed into a Geographic Information System (GIS) database.

The cooperative partners involved in the LWRP include: New York State Departments of State and Environmental Conservation, Hudson River Valley Greenway, United States Congressman Michael McNulty, New York State Senator Joseph Bruno, New York State Assemblyman Ronald Canestrari, South Central Neighborhood Association, South Troy Neighborhood Watch, Troy Waterfront Commission, Troy Industrial Development Authority, Troy Economic Development Zone, Capital District Transportation Commission, Rensselaer County Department of Health, Rensselaer County Industrial Development Agency, Rensselaer County Chamber of Commerce, Sage Colleges, Rensselaer Polytechnic Institute, Niagara Mohawk Power Corporation, and private developers.

The City and South Troy community have identified the need to increase recreational opportunities and access to the Hudson River, Poesten Kill, and Wynants Kill. The City is exploring the future reuse plan of developing a park at the north end of South Troy and a linear park and trail along Poesten Kill. Troy is already developing a pedestrian and bicycle trail along the waterfront in South Troy as part of a City-wide trail that will connect to a regional trail network. These greenspace opportunities are affected by the existing and historical uses of the South Troy waterfront. Significant funding has already been committed to the trail's actual construction, but brownfields must be assessed and remediated before trails can be built.

Community Involvement

The Pilot has hired a Public Involvement Coordinator to facilitate its efforts in South Troy. The City will maintain contact with project participants throughout the South Troy Revitalization Project and will track the quality of public participation through surveys and interviews with project constituents. The Pilot Kick-off Meeting was held in February 2001 and involved 90 community stakeholders as well as elected officials, business leaders, and representatives from several community groups. Since the kick-off meeting, community meetings and workshops have continued to occur in order to keep the public aware and involved with projects occurring within the Pilot's Program.

In addition, the Troy Waterfront Commission holds weekly meetings which include a review of grant opportunities and action items ranging from transportation infrastructure issues, the neighborhoods of South Troy, and GIS Mapping/web page development with Lucent and Rensselaer Polytechnic Institute. Meeting attendees include the Deputy Mayor, Brownfields

Coordinator/Deputy Commissioner of Planning & Engineering, the City attorney, Executive Director of Troy's Architectural Program, and City planning staff.

In December 2000 EPA selected the Troy Rehabilitation and Improvement Program, Inc. (TRIP) for a Brownfields Training and Development Demonstration Project. TRIP's assessment pilot partner is the City of Troy Brownfields Assessment Pilot. Both the Brownfields Assessment Pilot and the Brownfields Training Pilot target the City's waterfront industrial area. Demand for environmental technicians is expected to increase as more of the planned redevelopment projects are implemented. In fact, the City estimates that 60 percent of the jobs created by redevelopment will require some training.

III. Brownfield Site Activities

Site Inventory

The City is working towards completing their inventory of brownfields within the South Troy area. To date, 53 parcels have been included in the inventory. These parcels, as well as the South Troy Waterfront area has been mapped and will be used in conjunction with GIS.

Site Selection

As a part of the South Troy Revitalization Project, specific sites for the Brownfields Pilot will be identified based on the results of Phase I assessments that were conducted in May 2000.

The results of the Phase I assessments, along with input from the community and the City's land-use and economic development plans will guide the selection of 8 priority properties for Phase II site assessments.

Site Assessment and Reuse Planning

The primary reuse plan involves the development of a pedestrian and bicycle trail along the Hudson River, which was recently designated as an American Heritage River. Based on a combination of factors, including Phase II assessment results, land use goals, and community priorities, cleanup and reuse plans will be prepared for the one or two high priority sites.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 53

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 53

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilots: 8

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☒ State ☐ Other Federal

Amount Funded: \$ 500,000

Additional information concerning funding: Funding provided by the Department of Transportation for the building of the Troy-Menands Bridge Access.

VI. Current Activities

The City of Perth Amboy is currently working towards completing its site inventory and selecting it targeted sites for redevelopment.

VII. Contact Information

Pilot Contact

Name: Walter Van De Loo
Title: Deputy Commissioner
Organization: City of Troy
Address: City Hall, 1 Monument Square
Troy, New York 12180
Phone: (518) 270-4604
Fax: (518) 270-4642
Email: VanDeLoo@EMI.com

OR

Political Representative

Name: Mark P. Pattison
Title: Mayor
Phone: (518) 270-4401
Fax: (518) 270-4609
Email: pattison@emi.com

EPA Contact

Name: Jill Greenberg
Title: Brownfields Project Manager/USACE Liason
Organization: USEPA, Region II
Address: 290 Broadway, 18th Floor
New York, NY 10007-1866
Phone: (212) 637-4309
Fax: (212) 637-4360
E-mail: greenberg.jill@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>